



GRASSROOTS
REALTY GROUP

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49 Sylvan Drive
Sylvan Lake, Alberta

MLS # A2249853



\$434,900

Division:	Lakeview Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,083 sq.ft.	Age:	1977 (48 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	220 Volt Wiring, Double Garage Detached, Garage Door Opener, Gravel Drive		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Garden, Lake, Lawn, No Neighbours Behind, Private		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Separate Entrance		

Inclusions: Fridge x2, Stove x2, Dishwasher(upstairs), Dishwasher portable (downstairs -as is) washer(downstairs), dryer(downstairs), washer(upstairs-as is) Window Coverings, Garage Opener, Shed, water softener.

This 5-bedroom, 2.5-bathroom bungalow offers recent renovations, a functional layout, and a private yard on a large lot. The main floor features 3 bedrooms, including a primary with 2-piece ensuite and garden doors to the deck, a 3-piece main bath, and an open-concept kitchen, dining, and living area with a kitchen island. A small washer is conveniently located in the kitchen. The separate basement entrance leads to a fully finished lower level with 2 bedrooms, a renovated 4-piece bathroom (2021), a wet bar, and a butler's pantry—ideal for entertaining or roommate use. Enjoy the outdoors in the fully fenced backyard (2021) with a deck, large back yard and a shed. The detached double garage has 220 wiring, plus there's RV parking with a 30-amp plug, a panel roughed in for a hot tub, and a gravel driveway along the side of the lot. Notable updates include: new furnace and hot water tank (2020), new eavestroughs (2019), upstairs shower (2020), and more.